



10 Myrtle Drive, Shirehampton, BS11 9XX  
£299,999

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS



10 Myrtle Drive, Shirehampton, BS11 9XX

Tucked away on a peaceful, secluded, Shirehampton Cul-De-Sac, is this 2 double bedroom semi-detached property that boasts the corner plot, ample parking and is the one of the few houses on the road to have the convenience of a garage.

To the ground floor and overlooking the garden is a good sized kitchen/diner, the lounge space is sizable and overlooks the front of the property. The first floor offers two double bedrooms, the front bedroom providing fantastic views over the River Avon and hills of Pill. The shower room is also located upstairs and with a large shower and tiled surround is in good condition.

Externally the property offers parking for multiple vehicles, gated side access and as previously mentioned a considerable sized garage. The rear garden is walled to one side, opens on to a patio area and offers a sizeable area for plants and shrubs.

Whilst this property would benefit from a cosmetic update, the space on offer twinned with the beautiful location is sure to attract an array of interest. Viewing is highly recommended so Call, Click or Come in and visit our experienced sales team-0117 2130333 / shire@goodmanlilley.co.uk

Tenure: Freehold

Council Tax Band C

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Drainage and Electric.

- No onward chain
  - Garage with electric door
  - uPVC double glazed windows
- Corner Plot
  - Quiet Cul-de-Sac location
  - Solar panels - Owned

- Two double bedrooms
- Kitchen/Diner

Kitchen/Diner

12'5" x 12'6"  
uPVC double glazed window and door to rear aspect, a mixture of eye level and low level storage cupboards, space for cooker, washing machine and fridge/freezer, Stainless steel sink with drainer and separate taps over,roll top work surfaces with tiled splash back, System boiler, radiator

Hallway

uPVC double glazed front door, fuse board, alarm control box and solar PV box, radiator.

Lounge

13'3" x 12'6"  
uPVC double glazed window to front aspect, electric fireplace, stairs leading to first floor, radiator, tv point

Bedroom 1

9'8" x 12'6"  
uPVC double glazed window to rear aspect, radiator

Shower Room

6'1" x 6'11"  
uPVC double glazed window to side aspect, corner shower with mixer bar, pedestal wash basin, low level toilet with push button flush, extractor fan, mirror light, radiator

Bedroom 2

8'11" x 10'4"  
uPVC double glazed window to front aspect, two storage cupboards, one housing the hot water cylinder, radiator,

Front Garden

To the front of the property is ample space for vehicle parking, a garden area with plants and shrubs on both sides of a bricked path to the property, Gas and Electric meters, alarm box,

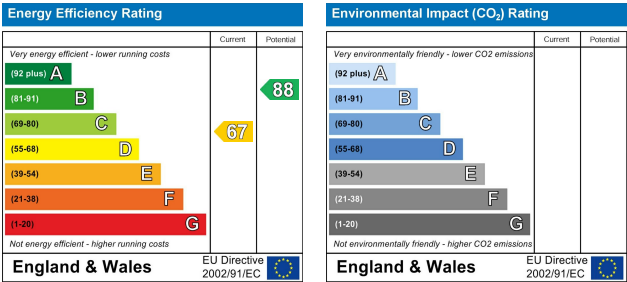
canopy sheltering the front door and an external light. There is also gated side access alongside the garage door.

Garage

17 x 8'4"  
Window to rear aspect, electric roller front garage door, convenience door leading to the garden. Storage space in garage rafters.

Rear Garden

Bricked patio area, convenience door from garage, the rest of garden is mainly laid for shrubs and plants, bricked wall surround and wooden greenhouse



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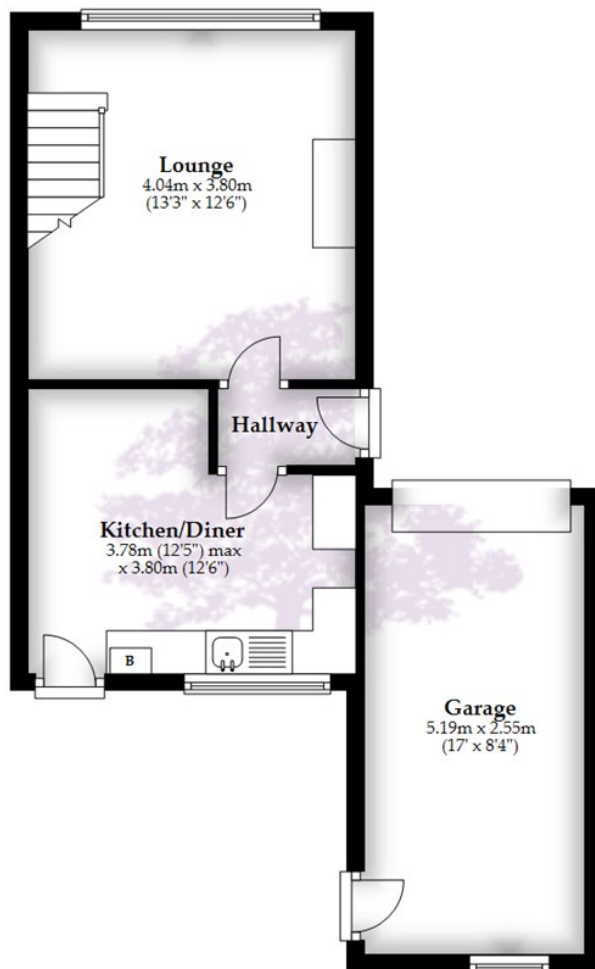






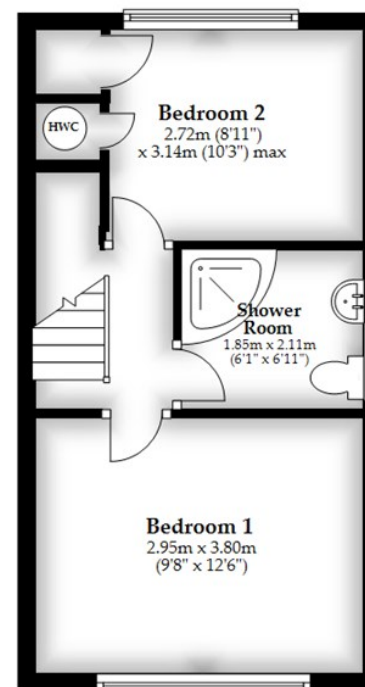
## Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



## First Floor

Approx. 28.2 sq. metres (304.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.